

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING January 11, 2016 6:00 p.m.

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Jarvis, Council Member Litteral, , Council Member Upton, Council Member Wallace, Council Member Whilding, Vice Mayor Vann, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Michael Cornell, City Manager; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Dianne Lampton, Clerk of Council; Jeff McGrath, Planning & Zoning Director; Steve McHugh, Legal Counsel; Jeff Moorman; City Engineer; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Mayor Stone led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda, seconded by Vice Mayor Vann. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Upton MOVED to approve the minutes of the December 14, 2015 Regular Meeting, seconded by Council Member Wallace Motion PASSED by majority voice vote. (Abstained - Stone, Vann)

**ORDINANCES, RESOLUTIONS AND PUDS**

**Ordinance 15-30 Z-15-4 Penno Rezoning R-1A to O-1 (Third Reading)**

Clerk Lampton read an Ordinance amending the zoning map, by rezoning approximately 0.69 acres of land located on the west side of Sylvania Drive approximately 170 feet north of the intersection of Sylvania and Chalfonte Drives from R-1A One Family Residential District to O-1 Office District, further described as Book 3, Page 10, Parcel 229 on the Greene County Tax Atlas.

Council Member Whilding said he had concerns about taking a parcel to make a stand alone parking lot. He had further concern when reviewing the O-1 zoning district stating it lists parking lots but under the pretext that it's a commercial lot to pay to park in. He said if we zone this for O-1 it can be used for anything

January 11, 2016

because it is an individual owner so it could be used to build a building on it at some point in the future. He asked what precedence does this set for somebody that wants to take a piece of property in an O-1 district and put in a parking lot.

Mr. McGrath explained they had looked at this with the applicant as being continuous with the existing property. He said there has been a well stated need for parking in this area. He said there is a PC overlay on this district which was an ASRA. He said what they plan on doing in the future to address these concerns would be to include an ASRA district within the land use plan of any subsequent amendment that may come forward. He said they couldn't put this continuous with the property because the ownership is not the same throughout the development. He addressed Council Member Whilding's concern of O-1 lots turning into parking lots he if that were used as an ancillary use to a principal use like they are looking at tonight he did not see where that would be an issue. He said if it were to be on a standalone parking lot with a return on investment would be a commercial lot which would fall under a different category in the zoning code. He said Council Member Whilding's concerns have been noted and steps will be taken as they move forward.

Council Member Whilding said with this vote it is still severable as a standalone lot even if you put it as part of the ASRA. He said everything we are still talking about leaves it separable and he did not agree with that use.

Council Member Wallace confirmed that this lot was small and unbuildable. Mr. McGrath said it is about 0.69 acres and with the given requirements and restrictions in the zoning code as outlined for an O-1 district, the buffers itself would render that property to be unbuildable.

Vice Mayor Vann said these are very significant health businesses and this parking lot is very busy and frustrating when finding a parking space. She commended the property owners to find a solution so people who need health care can find a place to park.

Council Member Litteral MOVED to approve Ordinance 15-30 seconded by Council Member Wallace Motion PASSED by majority voice vote. (Against – Whilding)

**Resolution 16-01 Allocating Marriage Money to Mayor's Designated Fund**

Clerk Lampton read a Resolution authorizing the Financial Administrative Services Director to deposit marriage revenues into the "Miscellaneous Trust Fund" for the purpose of providing additional funding for the senior center.

January 11, 2016

Council Member Jarvis said it is a great opportunity for the mayors to select which of the funds they would like their marriage funds to go to.

Mayor Stone said his marriage funds would go specifically to the senior center.

Vice Mayor Vann MOVED to approve Resolution 16-01, seconded by Council Member Jarvis Motion PASSED by majority voice vote.

**Resolution 16-02 Authorizing Finance Director to request the Auditor of Greene County for Advance of Real Estate and Public Utility Taxes**

Clerk Lampton read a Resolution authorizing the City Manager or his designee the Financial Administrative Services Director to request advance draws upon the amounts collected by the Greene County Auditor for the City of Beavercreek 2015 Real Estate and Personal Property Taxes Collected during calendar year 2016.

Mr. Kucera explained this was an annual Resolution to request the city's money in advance of the two semi-annual draws that the County Auditor sends. He said by passing this Resolution the city will get the money about six weeks earlier than the regular distribution date. He said last year they received seven advances equaling almost \$10 million and made a little interest on it. He said per the Ohio Revised Code the County is required to do the advances with the passage of this Resolution.

Council Member Upton appreciated staff doing this as not all municipalities do.

Council Member Upton MOVED to approve Resolution 16-02, seconded by Council Member Whilding Motion PASSED by majority voice vote.

**CITY MANAGER'S REPORT**

Mr. Cornell said there had been a change in personnel within the police department. Sergeant Jim Wuebben who had been with the department for 36 years retired. Detective Dan Krall was promoted to Sergeant. The Senior Center received a new van after being awarded grant money for the Greene County Council on Aging. He thanked Beavercreek Rotary for a great attendance at the last meeting which included the presentation of the State of the City.

**MAYOR'S REPORT**

Mayor Stone thanked Troop 870 with their assistance with the pledge this evening. He said it was a thrill to be back on Council and sitting in the mayor's chair. He looks forward to working with the citizens, neighbors, staff and the rest of Council.

January 11, 2016

**COUNCIL TIME**

Council Member Upton reviewed the employee anniversaries. Congratulations to everyone.

Council Member Wallace welcomed the vice mayor and mayor and was looking forward to working with them. She said the Beaver Creek Chamber of Commerce link events would be at the Nutter Center this coming Thursday at 5:30 p.m. with Beaver Creek Night at the Wright State University Raiders basketball game following.

Council Member Jarvis said the Beaver Creek schools are looking for a new superintendent and there will be a search meeting Wednesday evening at Trebein Elementary at 7:00 p.m.

Vice Mayor Vann said she is excited to be here. She said they will have a retreat to discuss issues and what their priorities are for 2016. She said there is a primary election in March with six candidates running for county commissioner. She said the Beaver Creek Women's League will be hosting a Meet the Candidates event on February 3<sup>rd</sup> at 9:00 a.m. at Peace Lutheran Church. She said this will be followed by a program discussing heroin in the Miami Valley.

**CITIZEN COMMENTS**

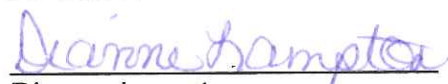
There were no citizen comments.

**ADJOURNMENT**

Vice Mayor Vann MOVED to adjourn the meeting at 6:24 p.m., seconded by Council Member Wallace Motion PASSED by majority voice vote.

  
\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:



Dianne Lampton  
Clerk of Council  
Cmin011116